



**404 Shires Way  
Egg Harbor Township, NJ 08234**

**Asking \$449,000.00**



**COMMENTS**

Welcome to 404 Shires Way! This impeccably well-kept home is move in ready and has everything you need. This home offers 3 bedrooms and 2.5 baths with an open layout, updated floors and natural light galore. The updated kitchen has granite countertops with stainless steel appliances and overlooks the living room and beautiful backyard. There is a breakfast nook, dining room, formal living room, powder room, and laundry room with a sink all on the first floor to fit anyone's needs. Upstairs offers an Owner's suite with two closets and ensuite bath with double vanities, large shower, and a soaking tub. Two additional large bedrooms with ample closet space, a hallway bath, and an extra storage room are also upstairs. The beautifully landscaped fenced in backyard offers a 6-zone sprinkler system, shed with electric, and a patio. This unique lot offers privacy, backing up to the woods and a short walk to a neighborhood playground and a bus stop. Other features: two car garage, newer hot water heater, AC/furnace are 6 years old, and 4ft crawlspace for storage with inside entrance. Just minutes to the beach, Atlantic city, and 11 golf courses. Move into your dream home today!! Open House May 18th 11am-1pm!!!

**PROPERTY DETAILS**

|  |   |   |   |
|--|---|---|---|
| Exterior<br>Vinyl  | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Patio<br>Porch<br>Sidewalks<br>Sprinkler System    | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures<br>Security System<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds  | Basement<br>Crawl Space   |
| Heating<br>Forced Air<br>Gas-Natural                             | Cooling<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas   | Water<br>Public   |

# Berger Realty

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